

- NOTES:
1. BEARINGS ARE BASED ON THE MONUMENTED NE RIGHT OF WAY OF HIGHPOINT DRIVE ACCORDING TO THE REPLAT OF LOTS 1R & 2R, BLOCK A, HIGHLAND HILLS SUBDIVISION, AS RECORDED IN VOLUME 10780, PAGE 215 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  2. THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD LIMIT AS SHOWN IN THE FEMA FLOOD INSURANCE RATE MAP #48041C0215E FOR BRAZOS COUNTY, TEXAS. REVISED MAY 16, 2012.
  3. THE PROPERTY IS CURRENTLY A ZONED PD-M (PLANNED DEVELOPMENT-MIXED USE) ORDINANCE #1861.
  4. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET OR OTHERWISE NOTED.
  5. SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	73.84'	230.00'	18°23'36"	S 34°52'34" E ~73.52'
C2	26.52'	15.00'	101°17'04"	N 06°34'10" E ~23.20'
C3	27.27'	130.00'	12°01'07"	N 51°12'08" E ~27.22'
C4	74.40'	195.00'	21°51'41"	N 34°15'44" E ~73.95'
C5	83.81'	201.00'	23°53'26"	N 35°16'37" E ~83.20'
C6	8.29'	25.00'	18°59'55"	N 37°43'22" E ~8.25'
C7	5.56'	10.00'	31°50'26"	N 44°08'38" E ~5.49'
C8	69.97'	60.00'	66°49'01"	N 26°39'20" E ~66.07'
C9	24.87'	200.00'	07°07'30"	S 44°03'18" E ~24.85'
C10	64.81'	339.69'	10°55'53"	S 40°29'33" E ~64.71'
C11	24.87'	200.00'	07°07'30"	S 36°55'48" E ~24.85'

LINE TABLE	
LOT 2R-3, BLOCK A HIGHLAND HILLS SUBDIVISION	
L1	N 57°12'42" E 152.77'
L2	N 45°11'35" E 80.22'
L3	N 23°19'54" E 63.57'
L4	N 65°05'30" E 210.13'
L5	S 28°13'25" E 78.09'
L6	N 32°38'12" E 41.76'
L7	N 25°08'18" W 66.98'
L8	S 40°29'33" E 73.90'
L9	S 47°37'03" E 96.01'
L10	S 33°22'03" E 96.01'
L11	S 40°29'33" E 85.90'
L12	N 65°05'30" E 44.65'
L13	N 65°05'30" E 165.48'
L14	S 28°13'25" E 63.55'
L15	S 28°13'25" E 14.54'
L16	N 49°30'27" E 62.60'
L17	N 44°30'55" W 39.62'

ORIGINAL PLAT

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF XXXXX  
COUNTY OF XXXXXX

WE, XXXXXXX, OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE XXXXXXXXX TO THE CITY OF XXXX, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, GREENWAYS, INFRASTRUCTURE, EASEMENTS, AND PUBLIC PLACES THERON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL SUCH DEDICATION SHALL BE IN FEE SIMPLE UNLESS BEING EXPRESSLY PROVIDED OTHERWISE.

XXXXXXXX, PRESIDENT

NOTARY PUBLIC CERTIFICATION  
STATE OF XXXXX  
COUNTY OF XXXXXX

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS AY PERSONALLY APPEARED XXXXXXXXXXXX KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS XXXXX DAY OF XXXXX, 20XX.

NOTARY PUBLIC, XXXX COUNTY, TEXAS

CERTIFICATE OF CITY ENGINEER

I, (NAME HERE), CITY ENGINEER OF THE CITY OF XXXX, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF XXXXX.

CITY ENGINEER  
CITY OF XXXX, TEXAS

CERTIFICATE OF CITY PLANNER

I, LINDSEY GUINDI, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE \_\_\_ DAY OF \_\_\_, 2013.

CITY PLANNER  
BRYAN, TEXAS  
CERTIFICATE OF THE COUNTY CLERK  
STATE OF XXXXX  
COUNTY OF XXXXXX

I, XXXXXXX, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE XX DAY OF XXXXXXXX, 20XX, IN THE DEED RECORDS OF XXXXXXX COUNTY, TEXAS, IN VOLUME XXXXX PAGE XXXXX.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN XXXXX, TEXAS.

CHAIR, PLANNING AND ZONING COMMISSION  
CITY OF XXXX, TEXAS

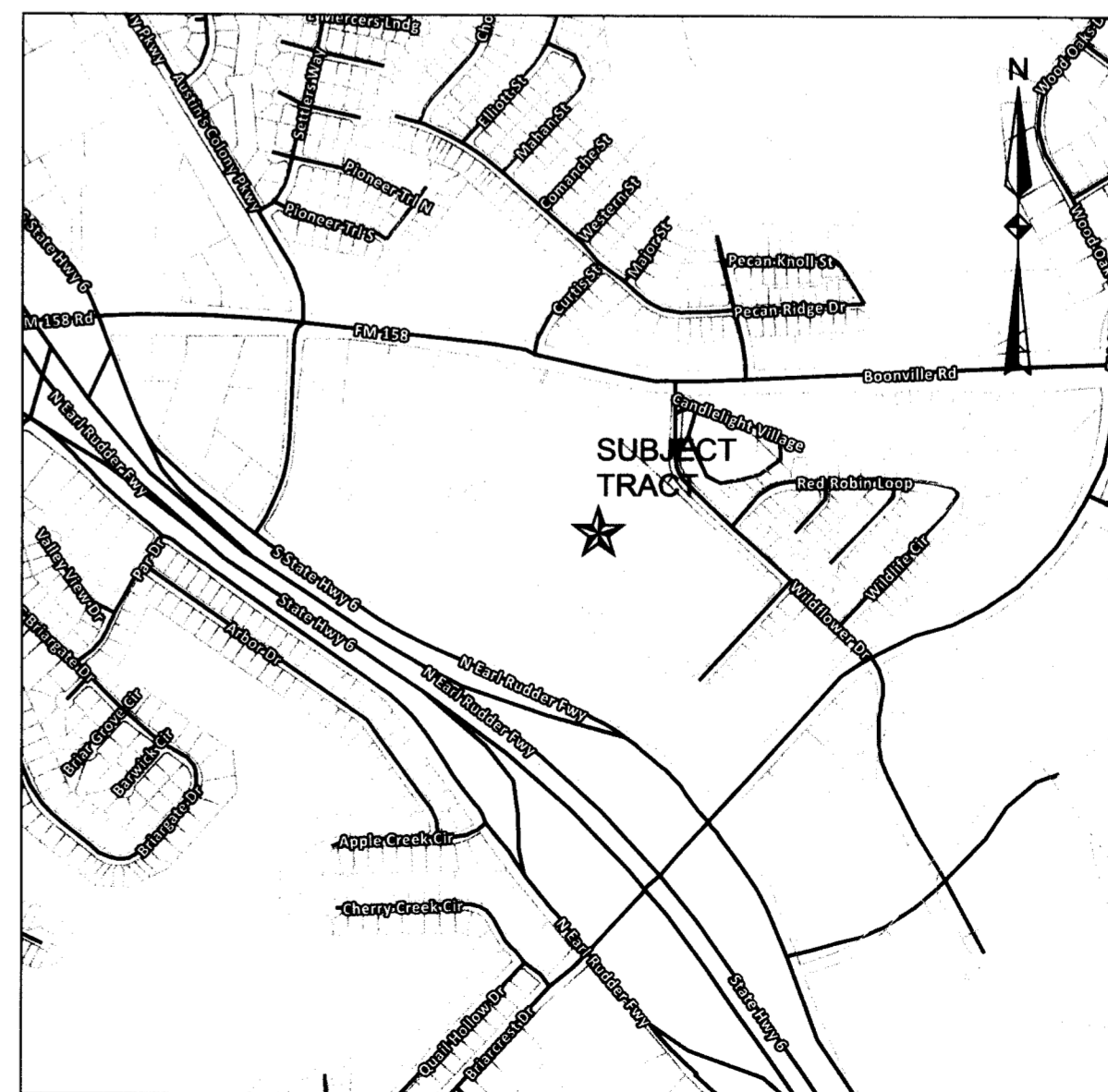
CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, GREGORY HOPCUS, REGISTERED PUBLIC SURVEYOR NO. 6047, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

GREGORY HOPCUS R.P.L.S. NO. 6047  
AUGUST 14, 2013

**REPLAT**  
**HIGHLAND HILLS**  
**SUBDIVISION PHASE 2**  
**LOT 1, BLOCK 1**  
**19.16 ACRE TRACT**  
**JOHN AUSTIN SURVEY, A-2**  
**BRYAN, BRAZOS COUNTY, TEXAS**

PRELIMINARY



VICINITY MAP  
NOT TO SCALE



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F-7451

JOB NO.	13-0498
DRAWN BY	JBT
CHECKED BY	GH